



230 North Tubb Street
P.O. Box 98
Oakland, Florida 34760
407- 656-1117 (voice)

**Appearance Review Board Meeting Agenda
March 3, 2026 - 6:30 P.M.
Oakland Meeting Hall
221 N. Arrington Street, Oakland, FL 34760
(Details to view meeting through Zoom are at bottom of agenda)**

All hearings are open to the public. Any interested party is invited to offer comments in person during the meeting or in advance by 5:00 p.m. on Monday, March 2, 2026, in writing to the Town of Oakland, PO Box 98, Oakland, FL 34760, or by e-mail to kheard@oaklandfl.gov . Any party appealing a land use decision made at a public hearing must ensure that a verbatim record of the proceedings is made, which includes the evidence and testimony that is the basis of the appeal.(\$286.0105). Any person needing special accommodations to attend the meeting must contact the Town Clerk, at 407-656-1117 x2110, at least 48 hours before the meeting.

1. CALL TO ORDER

Pledge of Allegiance

2. ROLL CALL (Town Clerk)

3. PUBLIC FORUM

(You may be recognized to address matters not on the agenda. Three-minute limit.)

4. APPROVAL OF MINUTES

Approval of the October 7, 2025 Minutes

5. NEW BUSINESS

- a. 320 South Tubb Street – Non-Residential Fencing Design Review
- b. Turnpike Commerce Park, 16360 West Colonial Drive – Design Review

(The Appearance Review Board will not hear cases that do not have representation.)

6. ADJOURNMENT

Zoom Instructions:

Please click the link below to join the meeting:

<https://us02web.zoom.us/j/88423391730>

Passcode: ze9bP4

Phone one-tap:

+13052241968,,88423391730#,,, *054633# US

Join via audio:

+1-305-224-1968

Webinar ID: 884 2339 1730

Passcode: 054633

**APPEARANCE REVIEW BOARD MEETING
MEETING MINUTES
OCTOBER 7, 2025
6:30 P.M.**

CALL TO ORDER:

This meeting was held in-person. Town Clerk Heard called the Appearance Review Board Meeting to order at 6:30 p.m. at the Oakland Meeting Hall followed by the Pledge of Allegiance.

ROLL CALL & INTRODUCTIONS:

Present: Jonathan Baucom
John E. Gill III
April Grimes
Meredith Rhein

Absent: Lisa Jenkins

Staff and Board Members introduced themselves.

ELECTION OF CHAIR & VICE-CHAIR:

Town Clerk Heard asked for nominations for Chair.

MOTION was made by Member Rhein, seconded by Member Baucom, to nominate Member Grimes as chair.

AYE: Baucom, Gill, Grimes, Rhein
NAY: None

MOTION PASSED with 4 Ayes, 0 Nays with Member Jenkins absent.

Town Clerk Heard asked for nominations for Vice Chair.

MOTION was made by Member Rhein, seconded by Member Baucom, to nominate Member Gill as Vice Chair.

AYE: Baucom, Gill, Grimes, Rhein
NAY: None

MOTION PASSED with 4 Ayes, 0 Nays with Member Jenkins absent.

PUBLIC FORUM:

Chair Grimes opened the floor for public forum. With no public coming forward, the floor was closed.

APPROVAL OF MINUTES:

Minutes – 11-05-2024 ARB Regular Meeting

MOTION was made by Member Rhein, seconded by Member Baucom, to approve the minutes of the November 11, 2024, Regular Meeting as presented.

AYE: Baucom, Gill, Grimes, Rhein

NAY: None

MOTION PASSED with 4 Ayes, 0 Nays and Member Jenkins absent.

NEW BUSINESS:

6a. Appearance Review for Briley Farm Phase 2 Planned Development Amendment

Planner Brad Cornelius (*Contracted Town Planner with Wade Trim*) provided a PowerPoint presentation for the proposed *Briley Farm Phase 2 Planned Development Amendment*. Please see attached presentation for details.

A summary of the presentation was as follows:

In June 2022, the Town Commission approved the development agreement for Briley Farm Phase 2. This development agreement included the development of 111 single-family lots. In addition, the development agreement included a condition that stated:

"Design Guidelines and Architectural Manual. The Subject Property shall be developed consistent with the Briley Farms Design Guidelines and Architectural Manual dated February 28,2022, (as may be amended only with the consent of the Town), and on file with the Town Clerk."

However, the "Briley Farms Design Guidelines and Architectural Manual" was never completed nor submitted to the Town. This has been researched by the Town Clerk and confirmed.

In addition, the developer is proposing to amend the project to reduce the number of dwelling units from 111 to 83 and reconfigure the lot layout; and further, is amending the Development Agreement to obtain approval for the revised lot layout and to obtain approval of the Design Guidelines and Architectural Manual. The proposed design guidelines are generally consistent with the previously approved design guidelines for Briley Farm Phase 1.

The ARB's recommendation will be presented to the Planning & Zoning Board on October 21, 2025, and to the Town Commission on October 28th for the First Reading and November 10th for the Second Reading.

On behalf of the applicant, Bobby Johnson, P.E., with Gemini Land Development, Inc., was available to answer any questions.

Appearance Review Board discussion was as follows:

Vice Chair Gill asked for clarification on the decreased number of dwelling units.

- Planner Cornelius explained as of today, the total number of lots was confirmed at 87; however, four (4) of the lots are staying with the Voss Family which will be within the design standards.
- Bobby Johnson, P.E., *Gemini Land Development, Inc.*, stated the lot sizes start at 80 feet wide and go up.

Member Rhein questioned whether Street A lines up with Briley Avenue, and whether there will be pedestrian and golf cart access. Town Attorney Velo stated that this board's role is to evaluate the designs, and any decision to approve or deny the item should be based solely on the design criteria.

- Bobby Johnson, P.E., *Gemini Land Development, Inc.*, stated that Street A is aligned with Briley Avenue, and the Development Agreement requires the extension of the trail down Jefferson Street, along with the dedication of a nature preserve and a park

Chair Grimes asked for confirmation that the design guidelines for Phase 2 is the same as Phase 1 with no changes.

- Planner Cornelius stated one plan was removed, but the design standards are the same.

Chair Grimes asked the board members if they had any further questions or comments. With no questions or comments from the board members, she opened the floor for public comment. With no public coming forward, the floor was closed.

Chair Grimes asked for a motion.

MOTION was made by Member Gill, seconded by Member Baucom, to approve the Briley Farm Phase 2 Planned Development Amendment Design Review.

AYE: Baucom, Gill, Grimes, Rhein

NAY: None

MOTION PASSED with 4 Ayes, 0 Nays with Member Jenkins absent.

6b. Appearance Review for 4th Street Village Planned Development Amendment

Brad Cornelius, *Contracted Town Planner with Wade Trim*, provided a PowerPoint presentation for the 4th Street Village Planned Development Amendment.

A summary of the presentation was as follows:

On May 14, 2024, the Town Commission approved the Development Agreement for the 4th Street Village project on the southeast corner of SR 50 and Tubb Street intersection (Ordinance 2024-04). The project as approved is a mixed-use project with a maximum of 190 multi-family dwelling units and a minimum of 40,000 square feet of commercial/office with a maximum of commercial/office of 150,000 square feet. In the previous approved concept site plan, the commercial/office buildings are along SR 50 on the front half of the property. The multi-family buildings are on the back half of the property. In addition, adjacent to the wetland area, there is a future community gathering area (stage, etc.).

The original May 14, 2024, approval did not include any proposed building elevations. However, the developer, Oakland West Five Zero, submitted a revised plan for the project and proposed building elevations in July 2025, which requires an amendment to the previously approved PD/Development Agreement. The proposed amendment to the PD/Development Agreement proposed the following changes to the previous approved concept plan:

1. The community gathering area is moved from the southeast corner of the property to the northwest corner of the property near the intersection of SR 50 and Tubb Street;
2. The buildings along SR 50 are re-orientated;
3. The multi-family buildings are combined into one building;
4. The east-west internal road is no longer connected to the property to the east (Conservation land owned by Orange County).

The revised plan provides for 190 multi-family dwelling units and 73,516 square feet of commercial. This is compliant with the existing Development Agreement.

In addition, to the revised plan for the project, building renderings were provided for design approval. The Town's maximum design size requirements for commercial buildings limit the maximum building width to 150 feet and building depth to 300 feet. Three (3) of the proposed commercial buildings exceed the maximum allowed building width (Commercial B [204 feet+/-], Commercial C [215 feet+/-], Commercial D [224 feet+/-]). However, all commercial buildings are compliant with the maximum allowable depth.

The maximum allowed height for the commercial building is three (3) stories, as approved by the previous PD/Development Agreement. The proposed commercial buildings are compliant with the three (3) story height requirement.

The Town's maximum design size requirements for multi-family buildings limit the maximum footprint of the building to no more than 12,000 square feet and a depth of 180 feet. The maximum allowed height is four (4) stories. The proposed multi-family building has a footprint of approximately 50,000 square feet +/- and a maximum building depth of 288 feet +/-, which both exceed the allowed maximum size. The proposed multi-family building is compliant with the four (4) story height requirement.

The ARB's recommendation will be presented to the Planning & Zoning Board on October 21, 2025, and to the Town Commission on October 28th for the First Reading and November 10th for the Second Reading.

On behalf of the applicant, Steve Healy (Owner), Juan Gimeno and Nathan Griffis (Cuhaci Peterson) and Bobby Johnson, P.E., (Gemini Land Development, Inc.), were available to answer any questions.

Appearance Review Board discussion was as follows:

Vice Chair Gill stated he likes the revision much better than the original and placing the apartments together makes sense. He further wanted to understand why some outparcel buildings look bigger or wider than other outparcels and whether they are within the allowable square footage.

- Planner Cornelius explained the two outparcels on SR 50 are wider than the other parcels in order to give the feeling of a street wall.

Town Manager Hui asked Planner Cornelius to explain to the Board what a Planned Development is, and Planner Cornelius explained how a Planned Development benefits developers and their alternative design and standards for the project

Chair Grimes stated she appreciates the mix-use of this project, but her concern is the flat-looking elevations off of SR 50.

- Planner Cornelius explained there are requirements in the code regarding this; however, the developer has requested a waiver in the PD.

Chair Grimes requested that the elevations off of SR 50 follow the code requirements, and Member Rhein agreed.

Steve Healey, *Owner*, mentioned that placing doors and glass on the back side of the buildings presents space planning challenges from a tenant's perspective, and he would prefer to avoid adding glass and doors to the rear of the buildings.

Planner Cornelius explained the purpose of the layout of this site was to make it internal in the hopes that traffic would be internalized.

Member Rhein suggested adding columns or architectural accents to create a more inviting streetscape along SR 50 and shared her hope to see the historic character preserved as development progresses along SR 50.

- Juan Gimeno, *Cuhaci Peterson*, explained that, for security reasons, glass is not used on the back of the building. He noted that the streetscape along SR 50 is intended to serve as a protective barrier rather than allowing full transparency through the structure. He further agreed with Mr. Healey, noting that having two storefronts presents significant challenges for retail tenants.

Bobby Johnson, P.E., *Gemini Land Development, Inc.*, discussed the landscaping buffer next to SR 50, and stated the landscaping buffering will be seen from the road more so than the back of the building.

Member Rhein inquired about the signage, suggesting it might be the reason the area lacks a polished appearance. She also noted that the signs may not be easily visible if there is a tall landscaping buffer in place.

- Steve Healey, *Owner*, noted that based on his experience with this type of layout, signage is best placed internally, as the landscaping buffer will likely obscure any signs installed on the perimeter of the buildings.

Chair Grimes added that even with the substantial buffer, the buildings will remain visible from SR 50, and she would like to see more architectural detailing on some sections rather than large plain façades.

- Nathan Griffis, *Cuhaci Peterson*, suggested they could add more color to the elevations; however, the buildings are not flat and have very pronounced undulations or patterns and movement.

Further discussions ensued regarding the revisions of the site layout, landscaping buffers, and architectural designs.

Juan Gimeno, *Cuhaci Peterson*, explained that while the buildings may appear flat on paper, in reality, they will feature varying elevations, with landscaping and lighting designed to ensure the area does not resemble a back-of-house. However, he stated that retailers prefer having a single entrance and exit to maintain a secure and controlled environment.

Member Gill asked if there will be any signage on the buildings facing SR 50.

- Juan Gimeno, *Cuhaci Peterson*, answered in the affirmative indicating that signage and designs will be on the rear of the buildings facing SR 50; and further, the design in front of them is a very preliminary design.

Chair Grimes asked for a motion to include a condition for added texture on the sides of the buildings.

MOTION was made by Member Rhein, seconded by Member Baucom, to approve the 4th Street Village Planned Development Amendment with a Condition that additional architectural detailing be provided on the rear of the buildings facing SR 50.

AYE: Baucom, Gill, Grimes, Rhein
NAY: None

MOTION PASSED with 4 Ayes, 0 Nays and Member Jenkins absent.

ADJOURNMENT:

The meeting was adjourned at 7:27 p.m.

TOWN OF OAKLAND

April Grimes, Chair

ATTEST:

Kathy Heard, CMC, Town Clerk



To: Appearance Review Board

From: Brad Cornelius, AICP; Sarah Mastison, AICP; and Taylor Hague, AICP – Contracted Town Planners

Subject: 320 South Tubb Street – Non-Residential Fencing

Meeting Date: March 3, 2026

Background

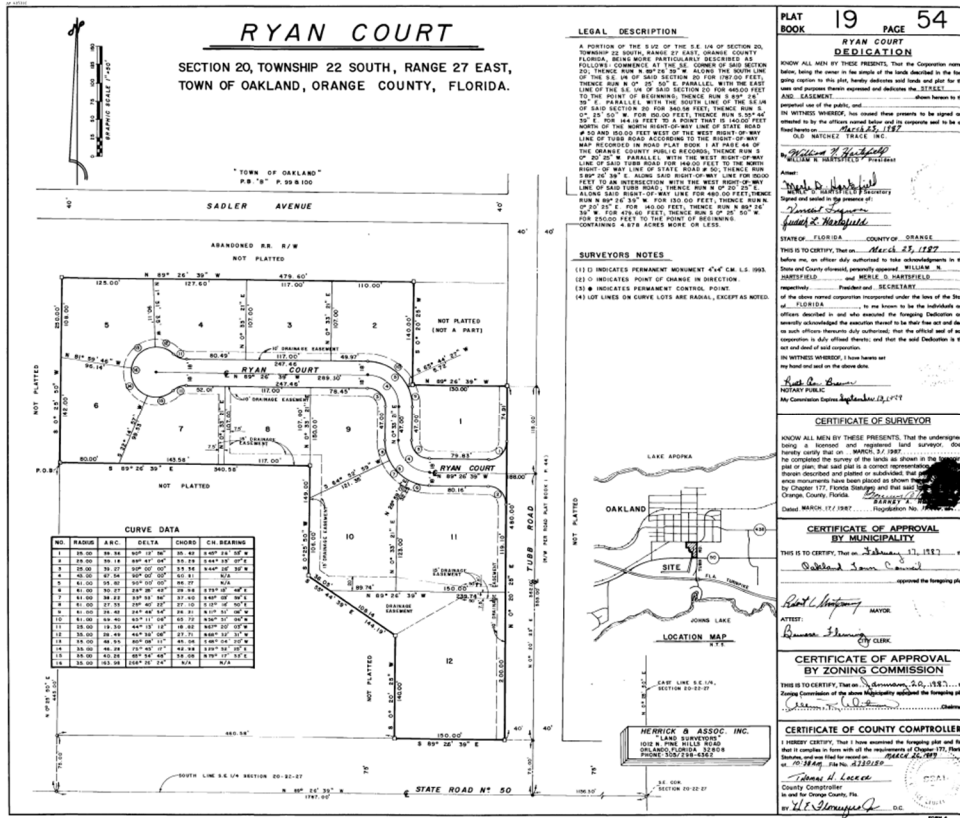
Gil L'Hommedieu, authorized agent of the property owner, submitted an architectural review application for the property located at 320 South Tubb Street. The purpose of this application is to permit the installation of a 6-foot-high commercial fence around an area intended to be utilized as fleet vehicle storage.

The property located at 320 South Tubb Street is approximately 1.24-acre parcel of land located at the northwest intersection of South Tubb Street and State Road 50 (West Colonial Drive), comprising of lots 11 and 12 of the Ryan Court plat. The site has building frontage along both rights of way and is currently accessed via two driveway accesses located on South Tubb Street. It is designated Commercial on the Town of Oakland's Future Land Use Map, is zoned Commercial Restricted (C-1), and is located within the Town's Urban Corridor Design District.

Orange County Property Appraiser Site Location Map



Ryan Court Plat (PB 19, PG 54)



Section 4.6.1.A.1. of the Land Development Code provides the following requirements regarding the installation of non-residential fences:

“Fences visible from any right-of-way or private drive shall be decorative, yet functional, painted black or forest green, and shall be subject to the approval of the Town’s Appearance Review Board. Such fences shall be accompanied by a 3 foot high (within one year of planting) hedge surrounding the fence. Chain-link fences are prohibited in commercially zoned corridor areas. Chain link maybe considered in industrial areas when screened appropriately with berms and landscaping – subject to approval. Barbed wire fences are prohibited in all areas except industrial areas where said fencing is not viewable from the right-of-way”.

Additional requirements pertaining to permitted non-residential fence heights are outlined in Section 4.6.1.A.2, provided below:

“No fence or wall shall exceed six (6) feet in height within the required side and rear setbacks. Fences and walls shall not exceed four (4) feet in height within the required front and street side yard setbacks. A request for heights to six feet in these yards may be requested from the Town Planner. Pillars, posts and entry features may be 8 foot in height”.

The purpose of this architectural review application is to request approval of the design of the proposed 6-foot-high privacy fence around the existing parking area located north of the property at 320 South Tubb Street. Images of the proposed privacy fencing material are provided as an attachment to this staff report.

The proposed privacy fencing subject to this application is intended to screen the fleet vehicles associated with the applicant's intended use for the property, which is to be an administrative services office for a restoration company. Per the property's C-1 zoning district, offices such as the intended use of 320 South Tubb Street are allowable in accordance with Primary Zoning Use and Structure Table 1 of the Land Development Code.

Section 3.2.1.4.B.6 of the Town's Land Development Code prohibits the parking of commercial vehicles that are visible along a public right-of-way for advertising purposes. The proposed commercial fencing at the requested 6-foot height would provide effective privacy screening for fleet vehicles associated with the proposed permitted business on the property. As proposed, the fencing advances the intent and vision of the Town's Land Development Code while enhancing the visual appearance of a prominently located property within the Urban Corridor Design District.

Furthermore, the proposed fencing material, as presented, is consistent with the fencing materials and types permitted within the Urban Corridor Design District, resulting in a proposal that is compatible with the established character of the area surrounding 320 South Tubb Street. In addition, the fence will be accompanied by a 3-foot-high hedge (within one year of planting) along the portions of the fence that directly front the public right-of-way. The proposed fence will be set back a sufficient distance to accommodate these required plantings, and approval of the final inspection for the commercial fence permit shall be contingent upon their installation.

Please note that the scope of this review before the Appearance Review Board is solely to approve or deny the commercial fencing. All other improvements displayed on the site plan attached to this staff report are for visual reference only and will be reviewed separately to ensure full compliance with the Town's Land Development Code and Comprehensive Plan.

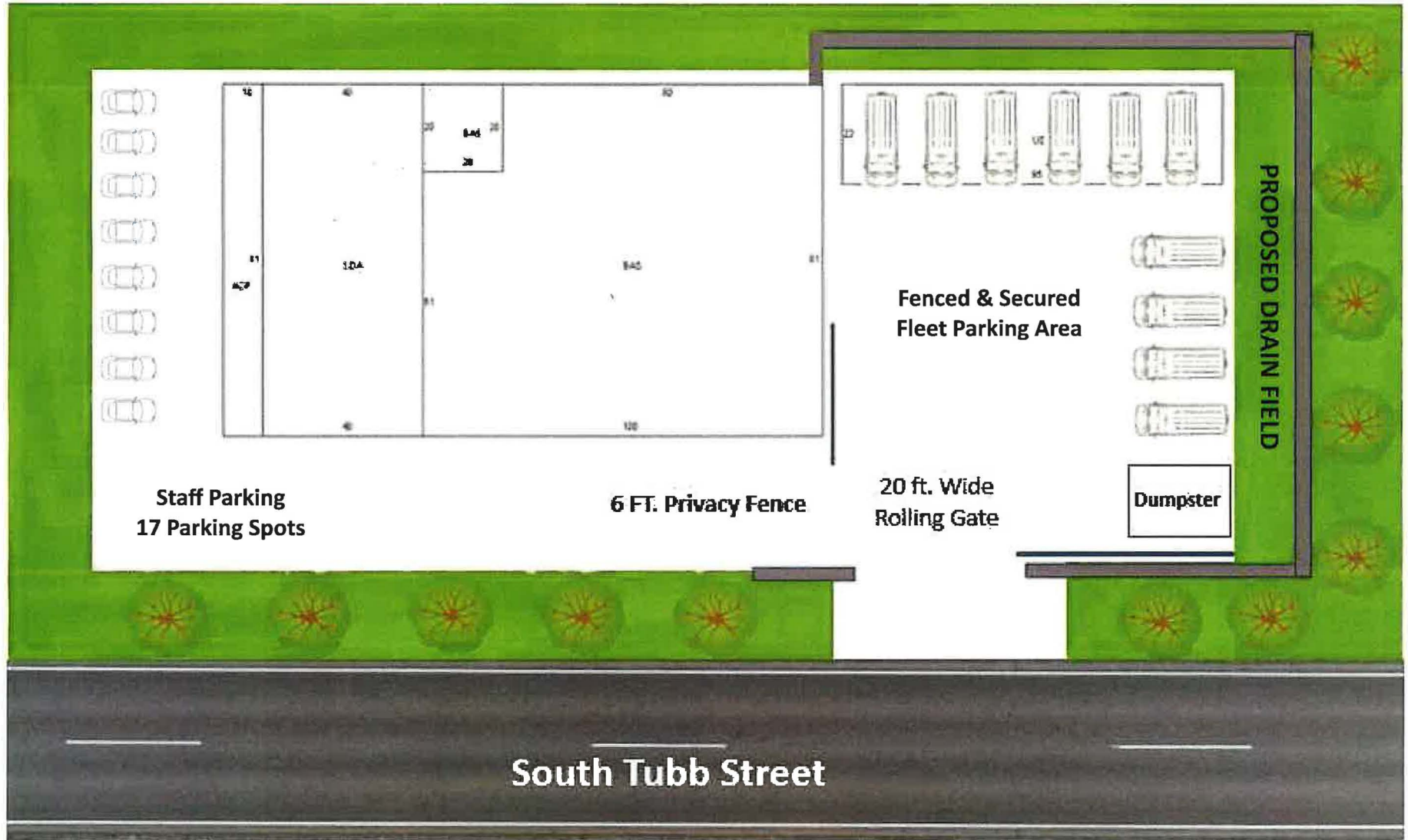
Town Staff Recommendation

Staff finds the proposed fencing substantially compliant with the Town of Oakland Land Development Code (LDC) Design District requirements and recommends approval of the fencing as submitted by the applicant and provided with this agenda item.

Attachments

- Conceptual Site Plan
- Property Survey Displaying Location of Proposed Fencing
- Example of Proposed Privacy Fencing Material

PROPOSED PRIVACY FENCE SITE PLAN



BOUNDARY SURVEY

320 S TUBB STREET
OAKLAND, FL 34760

DESCRIPTION:

LOT 11 AND 12, RYAN COURT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 19, PAGE 54, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

SURVEYORS NOTES:

1. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL, OR DIGITAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER AS SET FORTH IN FLORIDA ADMINISTRATIVE CODE 5J-17.062. PRINTED COPIES OF A DIGITAL SIGNED AND SEALED SURVEY ARE NOT VALID.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD, BY THIS FIRM.
3. REVISIONS DO NOT CONSTITUTE A RE-CERTIFICATION OF THE EXISTING FIELD CONDITIONS OF THIS SURVEY.
4. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF LOT 11 AND 12, RYAN COURT, AS BEING N00°20'25"E (PER THE PLAT).
5. THE DESCRIPTION SHOWN HEREON WAS SUPPLIED BY THE CLIENT.
6. UNDERGROUND IMPROVEMENTS AND INSTALLATIONS HAVE NOT BEEN LOCATED.
7. THE LANDS SHOWN HEREON LIE ENTIRELY WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD) ACCORDING TO "FIRM" MAP NO. 12095C0200H, COMMUNITY NO. 120863, DATED SEPTEMBER 24, 2021.
8. THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17.052 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

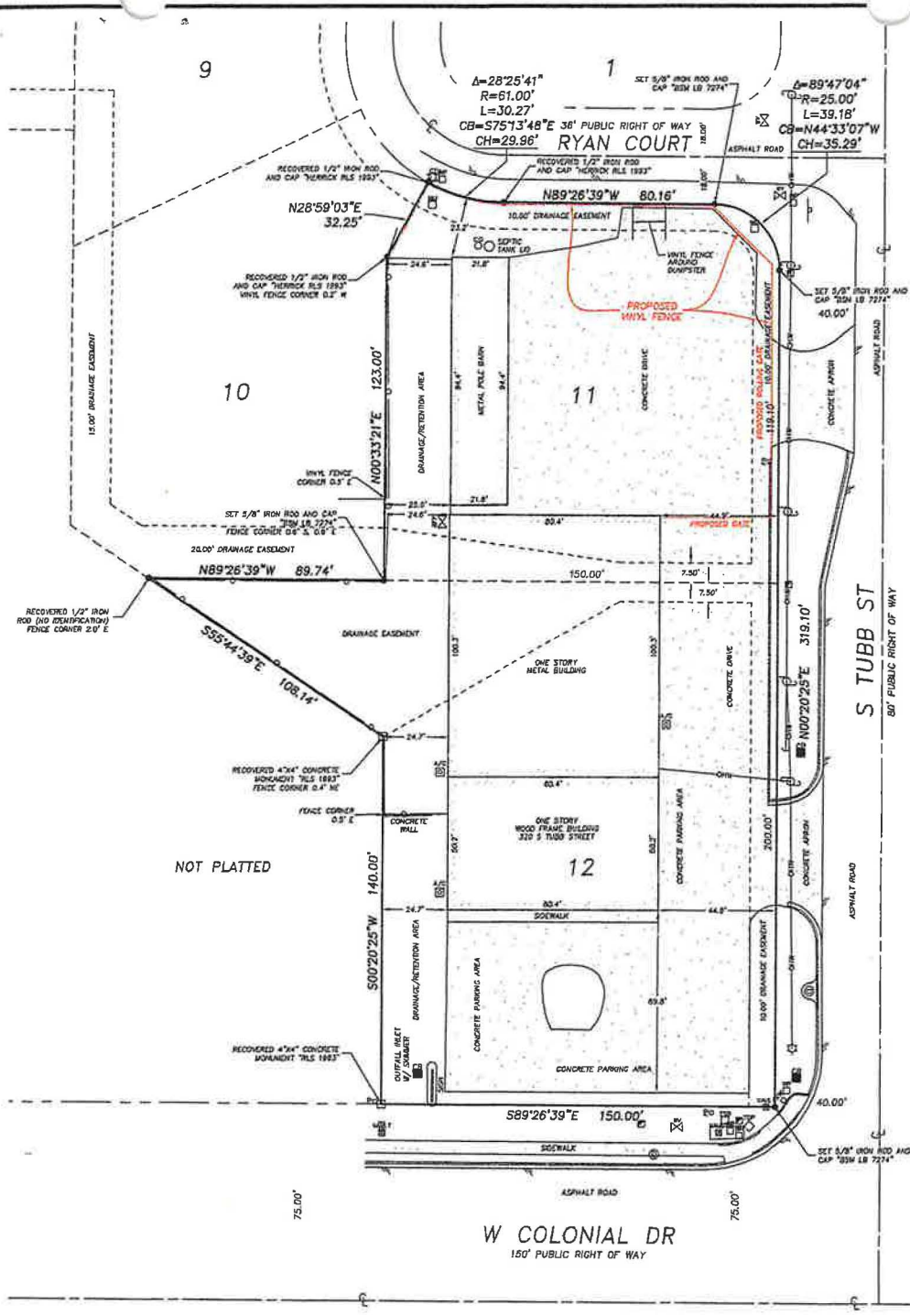
SHEET 1 OF 1
SECTION 20 TOWNSHIP 22 SOUTH RANGE 27 EAST



CERTIFICATE OF AUTHORIZATION LB 7274
301 N. TUBB STREET, SUITE 106
OAKLAND, FL 34760
Phone No. 407.905.8877

FLORIDA REGISTRATION NO. 5668
ARON D. BISHMAN, P.S.M.

JOB NO.: 26013.000
SURVEY DATE: 2/11/2026
FIELD BY: J. COVARD
FIELD BOOK: 2601
PAGE: 7
FIELD FILE: 26013TC.M\F
DRAWING FILE: 26013.DWG



- LEGEND/ABBREVIATIONS:**
NOT ALL SYMBOLS AND ABBREVIATIONS SHOWN HEREON MAY BE USED
- | | | | |
|-------------------------|--------------------------------|----|---------------------------------|
| Δ | CENTRAL ANGLE | ▽ | FIRE HYDRANT |
| R | RADIUS | □ | BACK FLOOR PREVENTER |
| L | LENGTH | W | WATER VALVE |
| CH | CHORD | M | METER |
| CB | CHORD BEARING | MA | MASTER WATER ASSEMBLY |
| TJ | TIE | G | GAS VALVE |
| P | PLAT | M | METER |
| POB | POINT OF BEGINNING | PM | POWER METER |
| POC | POINT OF COMMENCEMENT | A | AIR CONDITIONER |
| OR | OPTICAL REFERENCE POINT | IP | IRVING PULL BOX |
| PL | PLATE | C | CABLE TELEVISION RISER |
| TP | TYPICAL | TA | TELEPHONE ACCESS CABINET |
| IR | IRON ROD & CAP | TR | TELEPHONE RISER |
| IR & DC | IRON ROD & CAP | UV | UTILITY VAULT |
| 4"x4" CONCRETE MONUMENT | | L | LIGHT POLE |
| IRN PPE | | CB | CATCH BASIN |
| OL | CHAIN LINK FENCE | DM | DRAINAGE MANHOLE |
| W | WOOD FENCE | DU | DUMB HOLE |
| EA | EDGE OF ASPHALT PAVEMENT | MS | METERED PND SECTION |
| CONC | CONCRETE | CO | CLEAN-OUT |
| CEN | CENTERLINE | H | HOLE |
| LB | LOCKED BUSINESS | TS | TRAFFIC SIGNAL BOX |
| PSM | PROFESSIONAL SURVEYOR & MAPPER | UP | UTILITY POLE |
| PLS | PROFESSIONAL LAND SURVEYOR | PS | POST SIGN |
| HP | HIGH DENSITY POLYETHYLENE PIPE | HP | HANDICAPPED PARKING SPACE (H/V) |
| PVC | POLYVINYL CHLORIDE PIPE | | |
| RCP | REINFORCED CONCRETE PIPE | | |
| DU | DIVIDED DRAINAGE UTILITY MARK | | |
| UD | UNDERGROUND UTILITY MARK | | |
| FD | WOODEN UTILITY POLE | | |
| — | OUT ANCHOR | | |

PROPOSED PRIVACY FENCE MATERIALS

100% Privacy. 100% Durability.
MADISON
Seamless panels capture 100% privacy with durability and low maintenance. With a sleek horizontal style, choose the freshly painted look of smooth solid lines or the organic vibe of textured woodgrain.

Shown in Coastal Cedar

DESIGN INSPIRATION
MODERN
Envelop your outdoor oasis with welcome seclusion that's completely in tune with mid-century modern ideals. Horizontal lines and angular styling provide the perfect backdrop for tailored outdoor living designs.

80 | 2025 Product Catalog



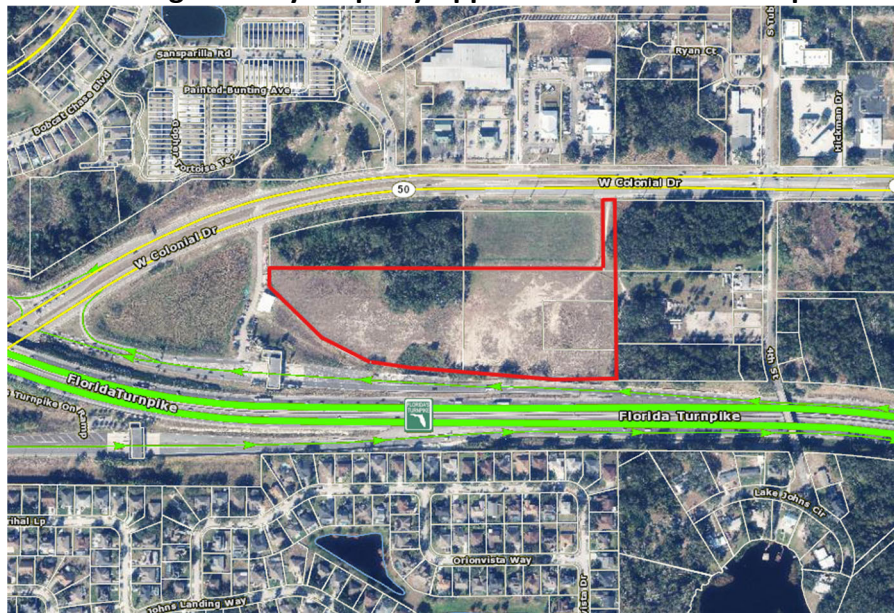
To: Appearance Review Board
From: Brad Cornelius, AICP; Sarah Mastison, AICP; and Taylor Hague, AICP – Contracted Town Planners
Subject: Turnpike Commerce Park – Design Review
Meeting Date: March 3, 2026

Background

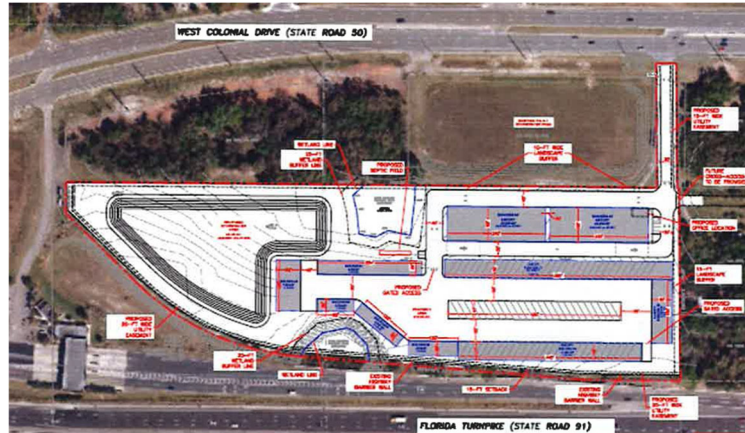
Regan O’Laughlin, PE, engineer of record and authorized agent of the property owner, submitted an architectural review application for the property generally located at 16360 West Colonial Drive. The purpose of this application is to review the Turnpike Commerce Park development proposal, which is a mixed industrial flex space.

The property generally located at 16360 West Colonial Drive is approximately 13.8-acre site comprising of four parcels of land located near the intersection of State Road 50 (West Colonial Drive) and the Florida Turnpike. It is designated Industrial on the Town of Oakland’s Future Land Use Map, zoned Industrial General (I-1), and is located within the Town’s Urban Corridor Design District.

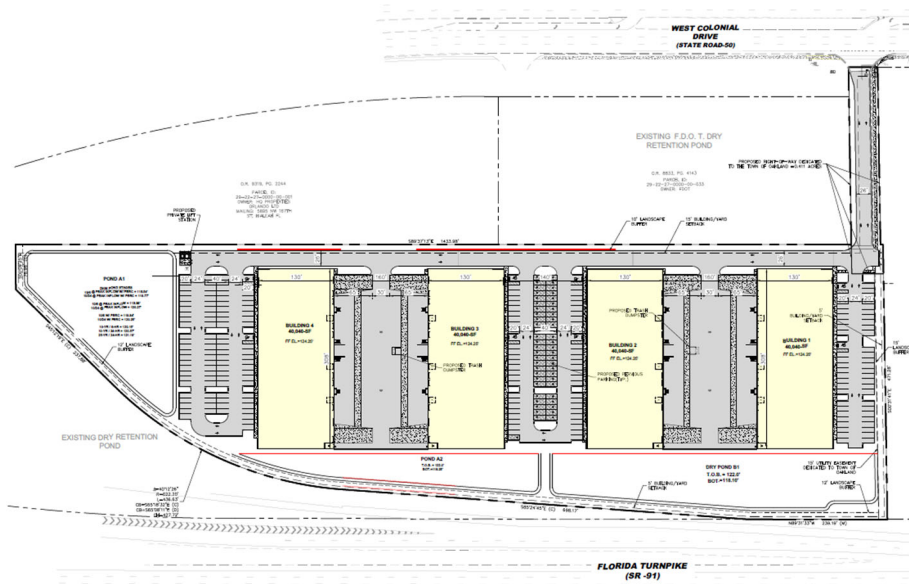
Orange County Property Appraiser Site Location Map

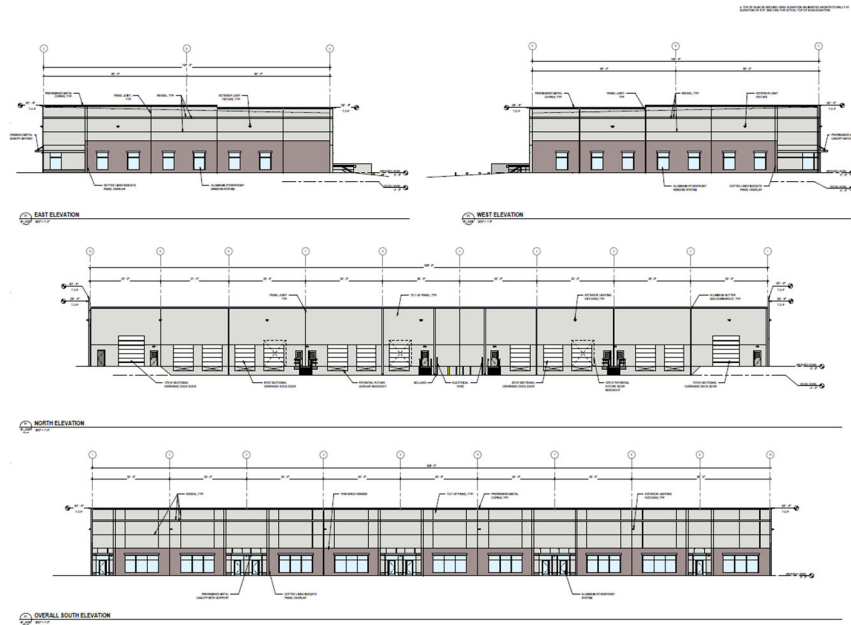


The subject site received prior site plan approval in 2021 for the development of the Secure Storage Oakland facility, which consisted of nine storage buildings totaling approximately 164,000 square feet, see below for reference. While the subject parcels remain under the ownership of Secure Self Store, which acquired the property in 2021, the proposal under this review is a separate and independent development that replaces the previously approved plans.



The Turnpike Commerce Park is proposed to consist of four single-story industrial flex buildings, each containing 40,040 square feet, for a total of 160,160 square feet. The buildings have a north-south orientation, with the end caps facing West Colonial Drive to the north and the Florida Turnpike to the south. Access to the development is provided via the narrow parcel of land, with identification number 29-22-27-0000-00-040, that connects the main portion of the site to West Colonial Drive. The applicant is dedicating this access to the Town as right-of-way. The preliminary conceptual plan and architectural building elevations are being provided below for reference. The full document sets, in addition to the site's proposed lighting plans, are provided as attachments to this staff report.





Section 2.3.4 of the Town’s Land Development Code empowers the Appearance Review Board to make recommendations on dimensional variances to the Town’s Design District requirements, special exceptions or variances. The applicant group has provided a list of requested deviations from various requirements of the Land Development Code and standards of the Urban Corridor Design District, which are outlined below. The “Requested Variance” column reflects the justification provided by the applicant for each code deviation.

Standard	Required	Requested Variance	Staff Comments
Landscape Buffering	Section 4.3.2.1 - "When adjacent/abutting residential six-foot high brick screening walls shall be required the length of the property."	Based on the growth in the area there is anticipation that eventually the existing single family is redeveloped the wall would impact future connectivity and place making. In lieu of the wall we would prefer to install a fully screened landscape buffer.	The applicant is requesting to forgo the installation of a landscape buffer wall required by the LDC.
Parking	Section 4.12.1 - Parking requirements for industrial use types - "1 space for each bay, plus 1 space for each 100 square feet of floor space."	The proposed shallow bay warehouses are typically finished with roughly 20% office space. Required parking for office space is 1 space per 200sf of floor area used for office space. The remaining 80% will be warehouse space where the standard required parking would be 1 space per stall as well as 1 space per 2,500 SF of overall warehouse square footage. This is broken out in detail on the site plan	The applicant is proposing 255 parking spaces, which is based on their submitted parking calculation of 1 space per 200 square feet of office space and 1 space per 2,500 square feet of

		but results in 252 required parking spaces and 255 spaces are provided.	warehouse space. This total is less than the 1,638 parking spaces that are required by the LDC. This is a 146.1% deviation from the requirements of the LDC.
Building Floorplate	Section 3.3.15 - The maximum building floorplate for industrial-type buildings is 32,000 square feet.	These buildings are oriented perpendicular to the major thoroughfares on both its northern and southern ends. This minimizes the massing and perspective issue of the increased footprint. In order to make this shallow bay product that caters to local, service-oriented tenants economical, we need additional economies of scale beyond the maximum 32,000 SF. The project will not be economically viable at those reduced footprints	The applicant is proposing a building floorplate of 40,040 square feet per building, where the LDC restricts the maximum floorplate for industrial buildings to 32,000 square feet. This is a 22.3% deviation from the requirements of the LDC.
Building Orientation	Section 4.1.1.B - "The facade of all primary and accessory buildings must be oriented parallel to the primary frontage line."	The parcel is setback behind parcels that front SR-50 along its northern border. Along its southern border, the majority of the parcel is blocked from view by Turnpike screening structures. The project has brick and window fenestrations along both the northern and southern fronts to ensure that these facades are still aesthetically appealing. From an operations standpoint, the orientation of the buildings in regards to their parking in the front and their loading courts in the rear was critical in dictating the layout of the buildings on this site.	The applicant is requesting the building orientation in a way that orients the primary entrances towards the interior of the property, rather than towards primary frontages as required by the LDC.

Building Fenestration	Section 3.3.15 - The minimum building fenestration for industrial building types is 30% per floor.	Review elevations as presented.	The applicant is proposing a right of way fronting building fenestration of approximately 8%, where the LDC requires a minimum fenestration of 30% for industrial building types. This is a 115.8% deviation from the requirements of the LDC.
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The subject project site is located within the Town of Oakland’s Urban Corridor Design District. Per Section 3.3.7 of the Land Development Code. Part of the intent and purpose of this Design District is to accommodate attached, mixed use buildings adjacent to the town center that provide local and regional access to commercial uses, in addition to permitting larger buildings within the most intense part of the urban corridor. Approval of the Turnpike Commerce Park, as proposed, would enable the establishment of industrial flex space that would support job creation and employment growth near the intersection of two major transportation routes. Based on this, in addition to considerations of the nature of the buildings and proposed use, staff finds that the Turnpike Commerce Park as proposed and with the requested deviations fulfills the purpose and intent of the Urban Corridor Design District.

The applicant requested approval of the proposed development concept as presented. If approved, the concept plan will serve as the applicable reference design for the final engineering review and subsequent building permitting process. Based on staff’s review, the proposed Turnpike Office Park is consistent with the intent of the Town’s Design District and fulfills the standards of the Town’s Land Development Code.

The Appearance Review Board (ARB) is tasked with reviewing the proposed Turnpike Commerce Park and providing a recommendation to the Town’s Planning & Zoning Board and Town Commission regarding the project’s design and character. The ARB’s recommendation on the proposed development proposal will be presented to the Planning & Zoning Board and Town Commission for final consideration and determination.

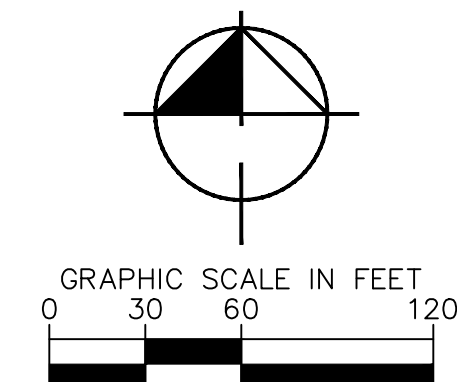
Town Staff Recommendation

Staff finds the proposed Turnpike Commerce Park substantially compliant with the Town of Oakland Land Development Code (LDC) Design District requirements and recommends approval

of the proposal as submitted by the applicant and provided with this agenda item.

Attachments

- Conceptual Civil Site Plan
- Architectural Floor Plan and Building Elevations
- Site Lighting Plan



**WEST COLONIAL DRIVE
(STATE ROAD-50)**

EXISTING F.D.O. T. DRY
RETENTION POND

PROPOSED RIGHT-OF-WAY DEDICATED
TO THE TOWN OF OAKLAND =0.411 ACRES

O.R. 8833, PG. 4143
PARCEL ID:
29-22-27-0000-00-033
OWNER: FDOT

O.R. 9319, PG. 2244
PARCEL ID:
29-22-27-0000-00-001
OWNER: HQ PROPERTIES
ORLANDO LTD
MAILING: 5895 NW 167TH
ST, HIALEAH FL

TOTAL SITE AREA: 13.85 ACRES (603,461-SQ.FT.)
R/W AREA DEDICATED TO OAKLAND: 0.41 ACRES (17,914-SQ.FT.)
TOTAL PROJECT AREA (LESS R/W): 13.44 ACRES (585,547-SQ.FT.)
ZONING: I-1 (INDUSTRIAL DISTRICT)
FUTURE LAND USE: INDUSTRIAL
EXISTING USE: RESIDENTIAL / UNDEVELOPED
PROPOSED USE: WAREHOUSE FACILITY
MAXIMUM BUILDING HEIGHT: 60-FT
PROPOSED BUILDING HEIGHT: 30'-0" (ONE STORY)
DESIGN DISTRICT: URBAN CORRIDOR

REQUIRED
FRONT (NORTH): 15 FT
SIDE (EAST): 5 FT
SIDE (WEST): 15 FT
REAR (SOUTH): 5 FT

REQUIRED PROVIDED
FRONT (NORTH): N/A FRONT (NORTH): 10 FT
SIDE (EAST): 15 FT SIDE (EAST): 15 FT
SIDE (WEST): 12 FT SIDE (WEST): 12 FT
REAR (SOUTH): 12 FT REAR (SOUTH): 12 FT

REQUIRED PARKING CALCULATION

USE	REQUIREMENT	UNITS	REQUIRED SPACES
INDUSTRIAL	1 SPACE FOR EACH BAY, PLUS	36	36
	1 SPACE FOR EACH 2500-SQ.FT.	136,136	55
Office	1 SPACE FOR EACH 200 - SQ.FT.	32,032	161
TOTAL REQUIRED PARKING SPACES			252

PROVIDED PARKING SPACES

	PROVIDED SPACES
STANDARD PARKING SPACES (8' x 20')	247
ACCESSIBLE HANDICAP PARKING	8
TOTAL PROVIDED PARKING SPACES	255

DEVELOPMENT SUMMARY

LOT	USE	AREA		BUILDING SQ.FT.	F.A.R.
		AC.	SQ.FT.		
LOT	WAREHOUSE	13.442	585,547	160,160	0.274
R/W DEDICATION		0.411	17,914		
TOTAL		13.854	603,461		

PROPOSED DEVELOPMENT PROGRAM & BUILDING SUMMARY

BUILDING #	USE	STORIES	GROSS SQ.FT.
1	WAREHOUSE	1	40,040
2	WAREHOUSE	1	40,040
3	WAREHOUSE	1	40,040
4	WAREHOUSE	1	40,040
TOTAL			160,160

MAX. ALLOWABLE IMPERVIOUS AREA PER TOWN: 75.0% (10.08 AC)

IMPERVIOUS AREA BREAKDOWN - SITE (LESS R/W)

	SF	AC	%
AREA	585,547	13.44	
PROPOSED BUILDING	160,160	3.677	27.4%
PAVEMENT & CONCRETE	225,739	5.182	38.6%
TOTAL IMPERVIOUS AREA	385,899	8.859	65.9%
POND AREA	130,316	2.992	22.3%
LANDSCAPE AREAS	69,332	1.592	11.8%
TOTAL PERVIOUS AREA	199,648	4.583	34.1%

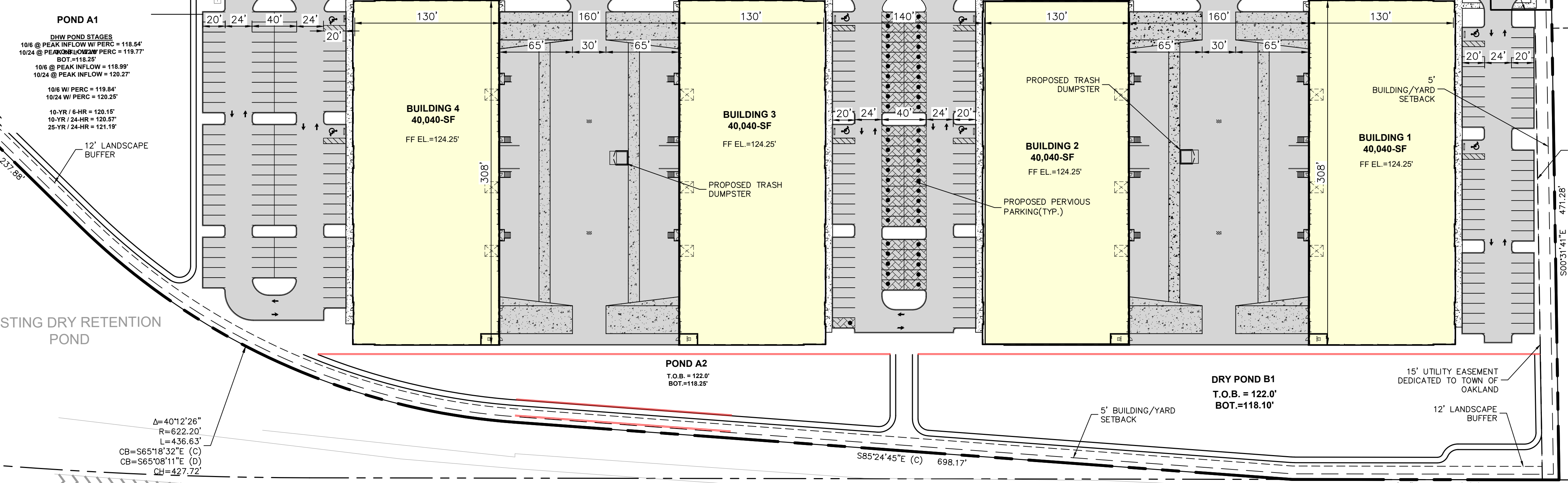
IMPERVIOUS AREA BREAKDOWN - R/W

	SF	AC	%
AREA	17,914	0.411	
PAVEMENT & CURB	11,159	0.256	62.3%
SIDEWALK	1,790	0.041	10.0%
TOTAL IMPERVIOUS AREA	12,949	0.297	72.3%
LANDSCAPE AREAS	4,965	0.114	27.7%
TOTAL PERVIOUS AREA	4,965	0.114	27.7%

**FLORIDA TURNPIKE
(SR -91)**

FLOOD ZONE:

BASED ON FEMA FIRM NUMBER 12095C0200H, DATED SEPTEMBER 24, 2021, THE PROPERTY IS LOCATED WITHIN "ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% (500-YEAR) ANNUAL CHANCE FLOODPLAIN".



POND A1
DHW POND STAGES
10/6 @ PEAK INFLOW W/ PERC = 118.54'
10/24 @ PEAK INFLOW W/ PERC = 118.77'
BOT = 118.25'
10/6 @ PEAK INFLOW = 120.27'
10/24 @ PEAK INFLOW = 120.25'
10/6 W/ PERC = 119.84'
10/24 W/ PERC = 120.25'
10-YR / 6-HR = 120.15'
10-YR / 24-HR = 120.87'
25-YR / 24-HR = 121.19'
12' LANDSCAPE BUFFER

BUILDING 4
40,040-SF
FF EL = 124.25'

BUILDING 3
40,040-SF
FF EL = 124.25'

BUILDING 2
40,040-SF
FF EL = 124.25'

BUILDING 1
40,040-SF
FF EL = 124.25'

EXISTING DRY RETENTION POND

POND A2
T.O.B. = 122.0'
BOT = 118.25'

DRY POND B1
T.O.B. = 122.0'
BOT = 118.10'

$\Delta = 40^{\circ}12'26''$
 $R = 622.20'$
 $L = 436.63'$
 $CB = S65^{\circ}18'32''E (C)$
 $CB = S65^{\circ}08'11''E (D)$
 $CB = 427.72'$

$S85^{\circ}24'45''E (C)$ 698.17'

$N89^{\circ}31'33''W$ 239.19' (M)

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TOWN OF OAKLAND

FLORIDA

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 200 S ORANGE AVE. SUITE 600, ORLANDO, FL 32801
 PHONE: 407-898-1511
 WWW.KIMLEY-HORN.COM

REVISIONS

DATE

LICENSED PROFESSIONAL

REGAN J. O'LAUGHLIN, P.E.
 FLORIDA LICENSE NUMBER
 68432

DATE

KHA PROJECT
 249824000

DATE
 2/12/2026

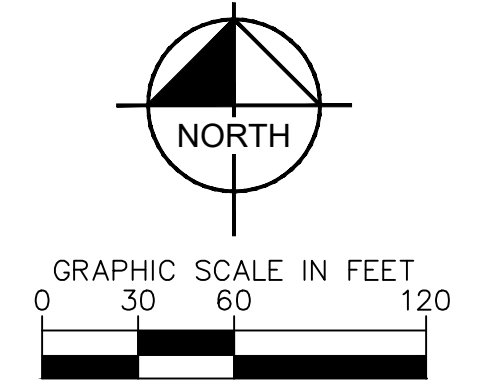
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DRAWN BY

CHECKED BY

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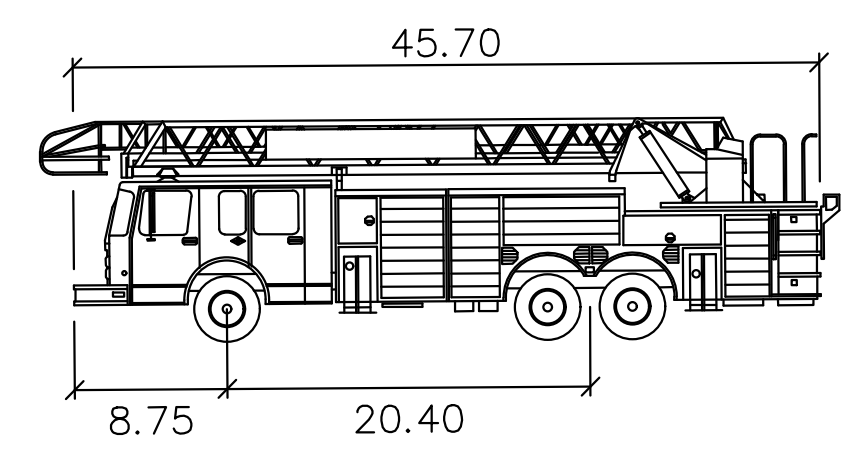


**WEST COLONIAL DRIVE
(STATE ROAD-50)**

EXISTING F.D.O. T. DRY
RETENTION POND

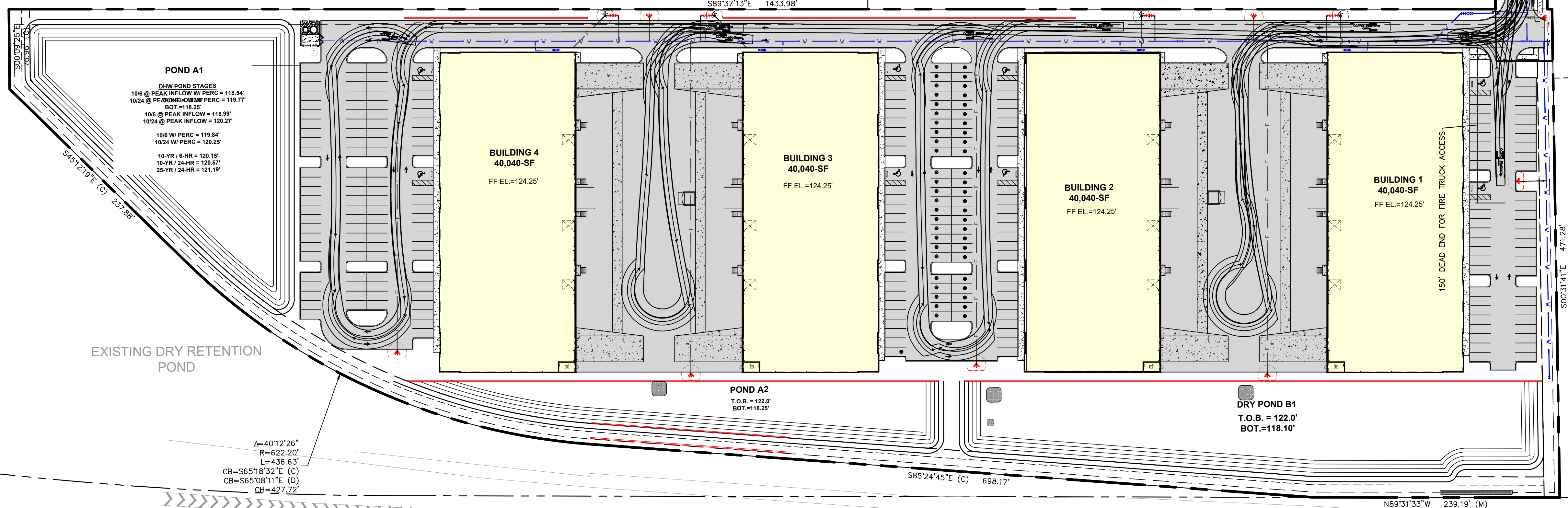
O.R. 8833, PG. 4143
PARCEL ID:
29-22-27-0000-00-033
OWNER: FDOT

O.R. 9319, PG. 2244
PARCEL ID:
29-22-27-0000-00-001
OWNER: HQ PROPERTIES
ORLANDO LTD
MAILING: 5895 NW 167TH
ST, HIALEAH FL



OCFRD Platform

	feet
Width	: 8.33
Track	: 8.33
Lock to Lock Time	: 6.0
Steering Angle	: 44.2



**FLORIDA TURNPIKE
(SR -91)**

NO.	REVISIONS	DATE	BY

Kimley >>> Horn

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PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM
REGISTRY NO. 35106

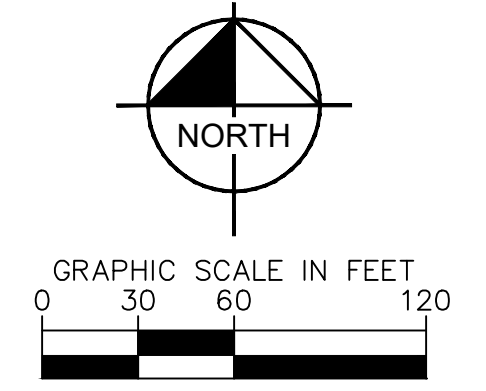
LICENSED PROFESSIONAL	RECAN J. O'LAUGHLIN, P.E.
KHA PROJECT	249824000
DATE	2/12/2026
SCALE	AS SHOWN
DESIGNED BY	
DRAWN BY	
CHECKED BY	
FLORIDA LICENSE NUMBER	68432
DATE:	

**FIRE TRUCK
ROUTING PLAN**

**TURNPIKE
COMMERCE PARK**

SHEET NUMBER
C11.0

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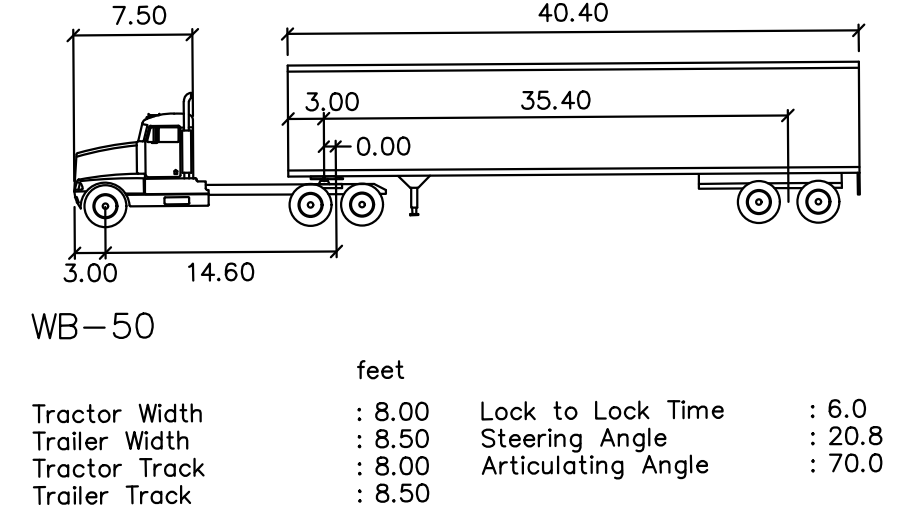


**WEST COLONIAL DRIVE
(STATE ROAD-50)**

EXISTING F.D.O. T. DRY
RETENTION POND

O.R. 8833, PG. 4143
PARCEL ID:
29-22-27-0000-00-033
OWNER: FDOT

O.R. 9319, PG. 2244
PARCEL ID:
29-22-27-0000-00-001
OWNER: HQ PROPERTIES
ORLANDO LTD
MAILING: 5895 NW 167TH
ST, HIALEAH FL



POND A1
DHW POND STAGES
10/6 @ PEAK INFLOW W/ PERC = 118.54'
10/24 @ PEAK INFLOW W/ PERC = 119.77'
BOT = 118.25'
10/6 @ PEAK INFLOW = 118.89'
10/24 @ PEAK INFLOW = 120.27'
10/6 W/ PERC = 119.84'
10/24 W/ PERC = 120.25'
10-YR / 6-HR = 120.15'
10-YR / 24-HR = 120.87'
25-YR / 24-HR = 121.19'

BUILDING 4
40,040-SF
FF EL.=124.25'

BUILDING 3
40,040-SF
FF EL.=124.25'

BUILDING 2
40,040-SF
FF EL.=124.25'

BUILDING 1
40,040-SF
FF EL.=124.25'

POND A2
T.O.B. = 122.0'
BOT = 118.25'

DRY POND B1
T.O.B. = 122.0'
BOT = 118.10'

EXISTING DRY RETENTION
POND

A=40°12'26"
R=622.20'
L=436.63'
CB=S65°18'32"E (C)
CB=S65°08'11"E (D)
Ch=427.72'

**FLORIDA TURNPIKE
(SR -91)**

No.	REVISIONS	DATE	BY

Kimley-Horn

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PHONE: 407-898-1511
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CHECKED BY	
FLORIDA LICENSE NUMBER	68432
DATE:	

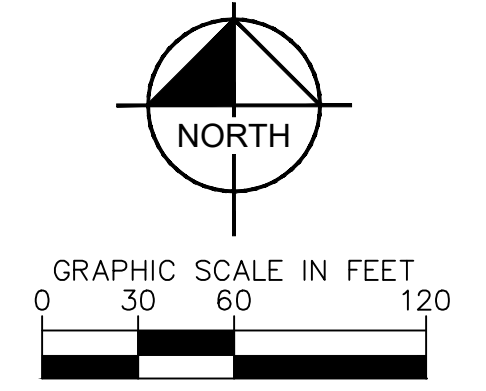
**WB-50 TRUCK
ROUTING PLAN**

**TURNPIKE
COMMERCE PARK**

TOWN OF OAKLAND FLORIDA

SHEET NUMBER
C11.1

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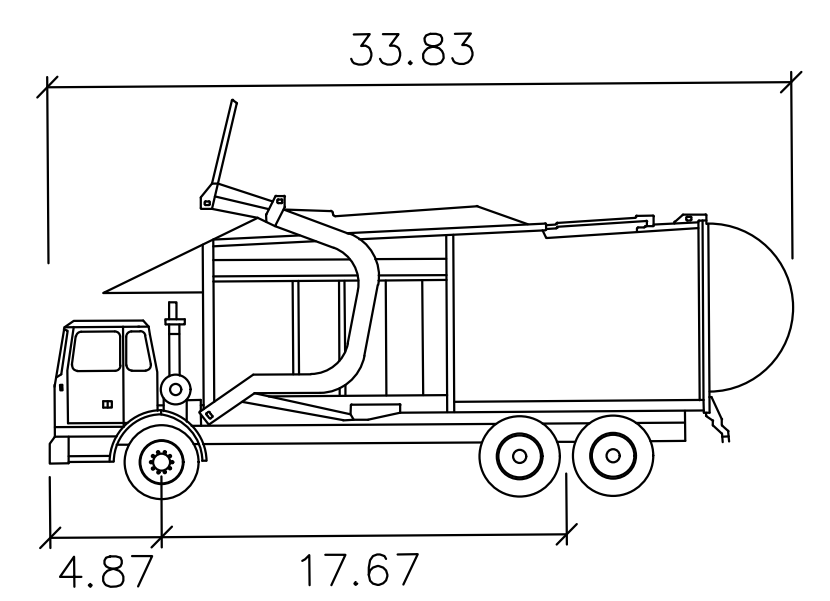


**WEST COLONIAL DRIVE
(STATE ROAD-50)**

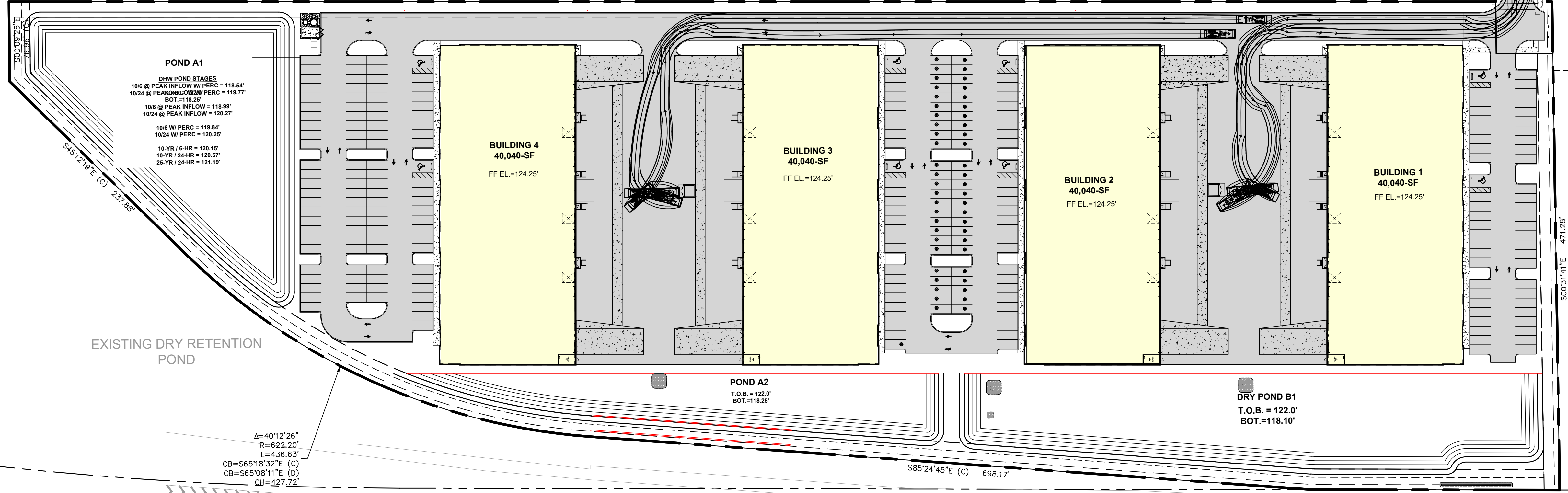
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RETENTION POND

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OWNER: FDOT

O.R. 9319, PG. 2244
PARCEL ID:
29-22-27-0000-00-001
OWNER: HQ PROPERTIES
ORLANDO LTD
MAILING: 5895 NW 167TH
ST, HIALEAH FL



Wayne Titan
feet
Width : 8.46
Track : 8.00
Lock to Lock Time : 6.0
Steering Angle : 45.0



No.	REVISIONS	DATE	BY

Kimley >>> Horn
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 PHONE: 407-898-1511
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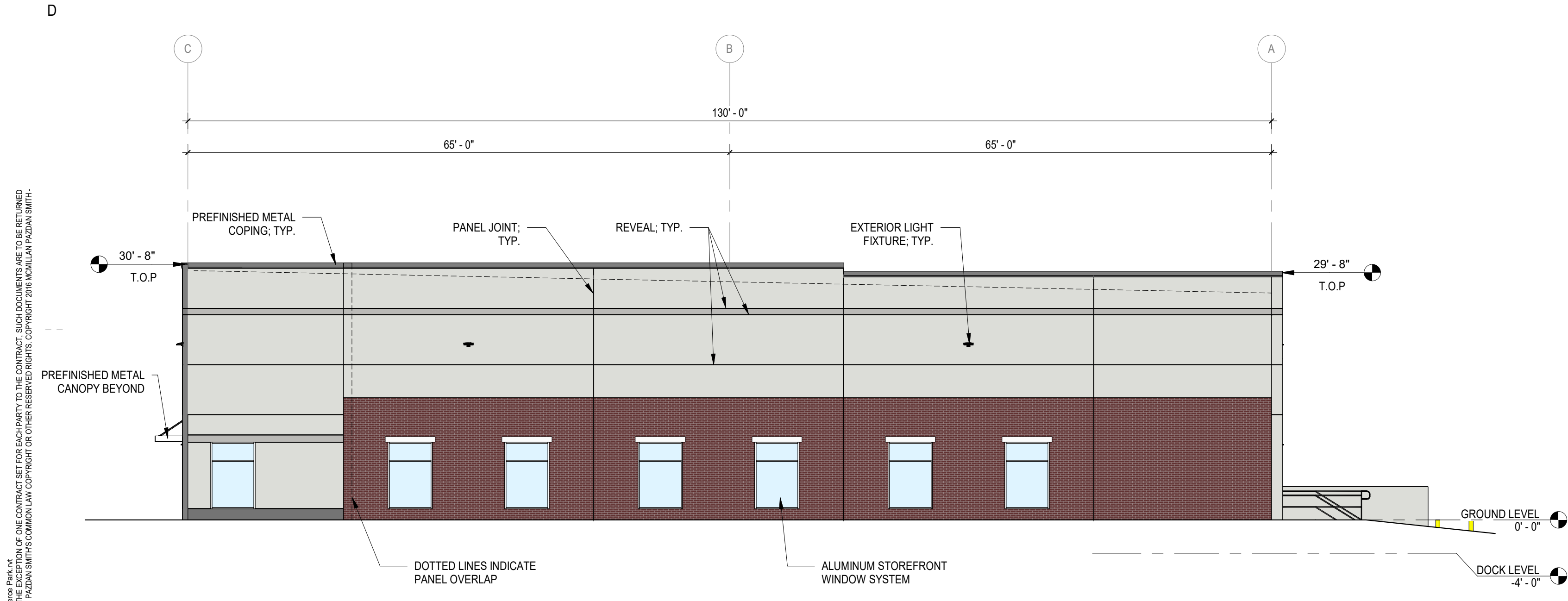
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KHA PROJECT	249824000	DATE:
SCALE	AS SHOWN	CHECKED BY:
DESIGNED BY:		
DRAWN BY:		
FLORIDA LICENSE NUMBER	68432	

**GARBAGE TRUCK
ROUTING PLAN**

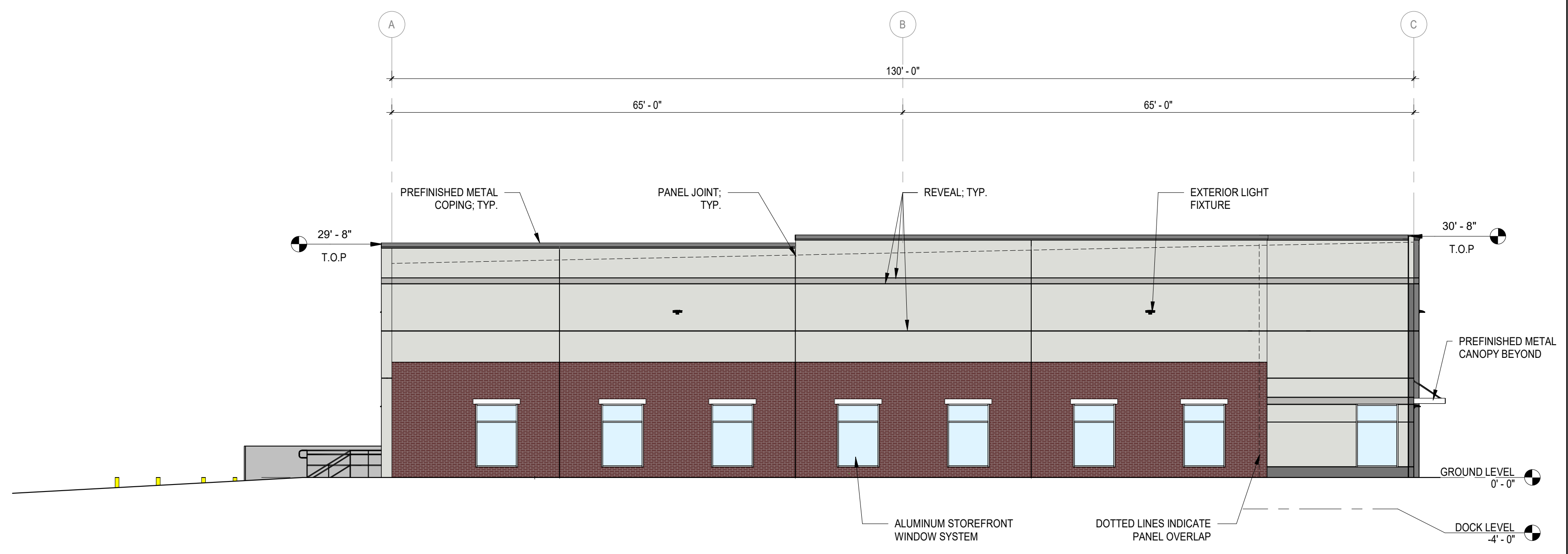
**TURNPIKE
COMMERCE PARK**
TOWN OF OAKLAND FLORIDA

SHEET NUMBER
C11.2

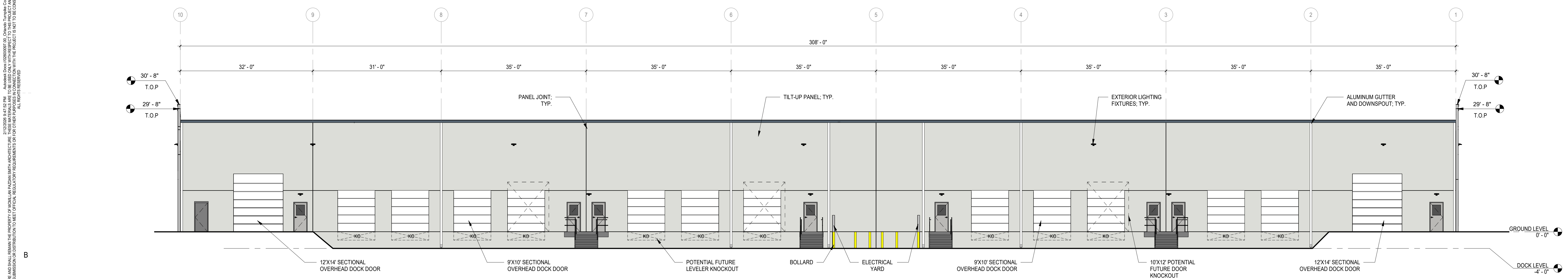
- 0. SEE SHEET G012 SCOPE OF WORK FOR THE REQUIRED PROJECT SCOPE AND SPECIFICATIONS.
- 1. DIMENSIONS ARE TO THE COLUMN CENTERLINE, FACE OF TILT-WALL PANEL FACE OF MASONRY, OR FACE OF STUD UNLESS NOTED OTHERWISE.
- 2. HORIZONTAL REVEAL DIMENSIONS ARE TO THE TOP OF REVEAL.
- 3. VERTICAL REVEAL DIMENSIONS ARE TO THE RIGHT SIDE OF THE REVEAL.
- 4. TOP OF SLAB OR GROUND LEVEL ELEVATION DELINEATED ARCHITECTURALLY AT ELEVATION OF 0'-0". SEE CIVIL FOR ACTUAL TOP OF SLAB ELEVATION.



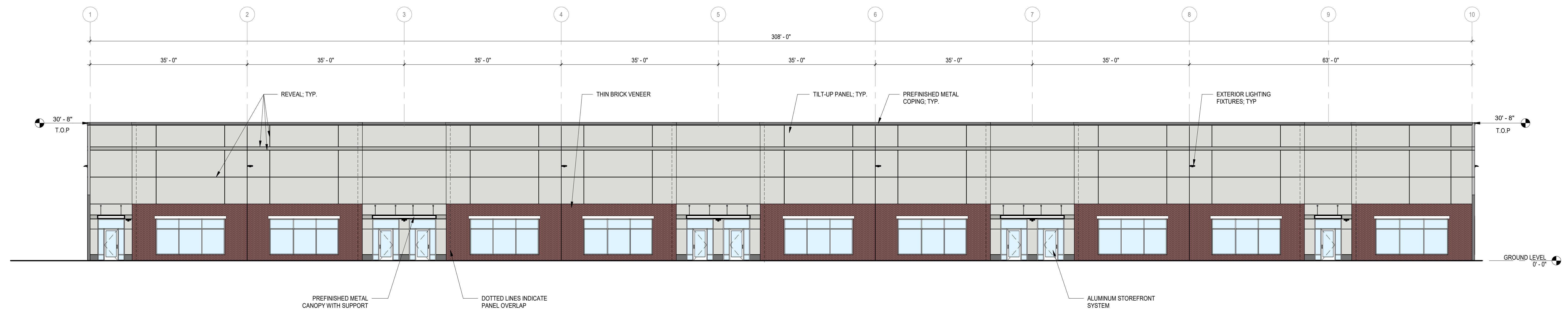
D1 EAST ELEVATION
#1_A300 3/32" = 1'-0"



D2 WEST ELEVATION
#1_A300 3/32" = 1'-0"



B1 NORTH ELEVATION
#1_A300 3/32" = 1'-0"



A1 OVERALL SOUTH ELEVATION
#1_A300 3/32" = 1'-0"

SEALS

GREENBERG GIBBONS
OAKLAND CONCEPT
ORLANDO FLORIDA

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY

PRINCIPAL IN CHARGE: SD
PROJECT ARCHITECT: JP
DRAWN BY: KKD
SHEET TITLE:
OVERALL BUILDING ELEVATIONS

SHEET NO. PROJ. NO. 02600097.00

#1_A300

GREENBERG GIBBONS
OAKLAND CONCEPT
ORLANDO FLORIDA

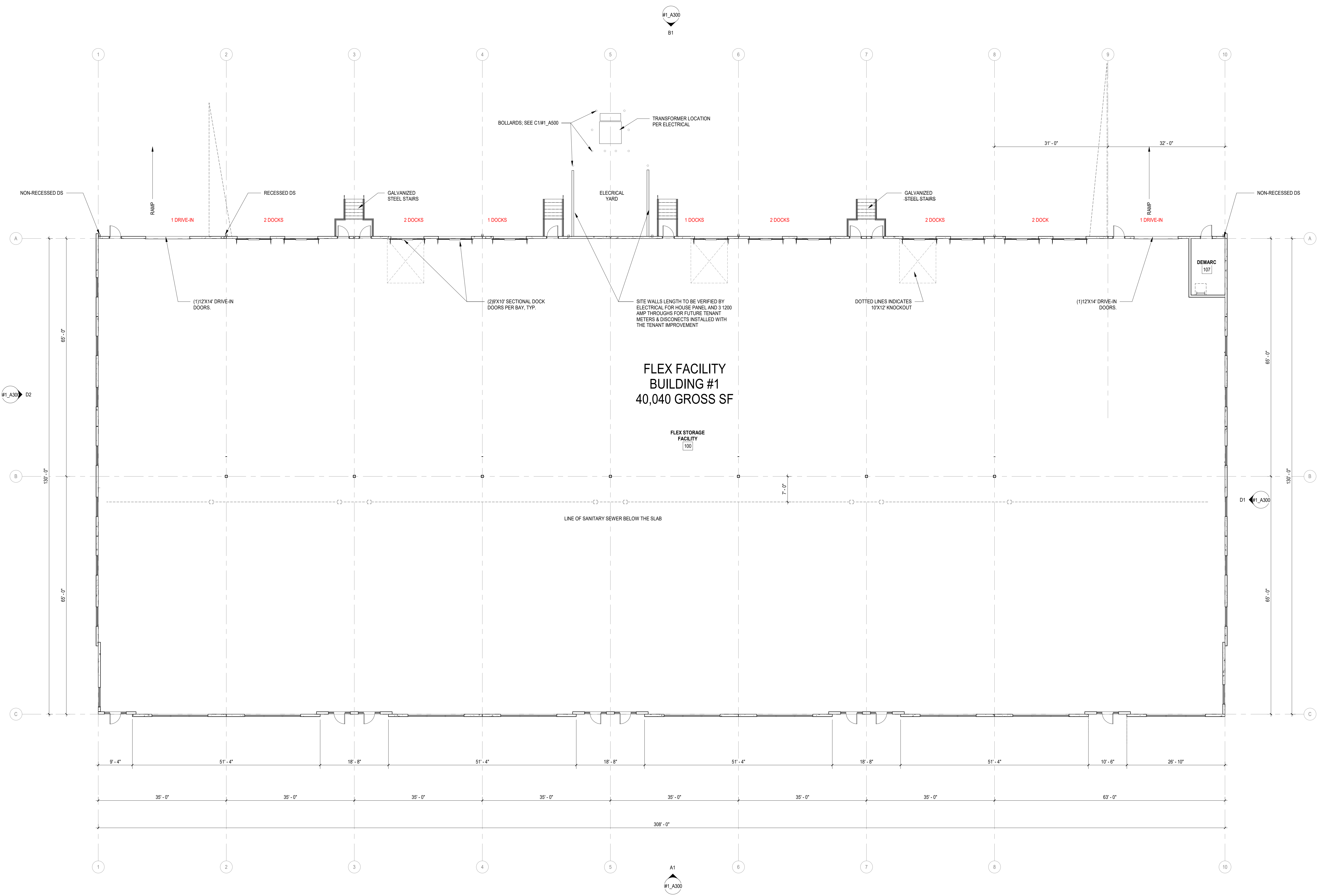
SHEET ISSUE:			
NO.	DATE	DESCRIPTION	BY

PRINCIPAL IN CHARGE: SD
PROJECT ARCHITECT: JP
DRAWN BY: KKD

SHEET TITLE:
OVERALL FLOOR PLAN

SHEET NO. PROJ. NO.
02600097.00

#1_A100



A1 OVERALL FLOOR PLAN
#1_A100 3/22" = 1'-0"

